



Magdalene Court
Flat 5, 2, Royston Road, Baldock,
Hertfordshire, SG7 6PF
Leasehold £265,000



A beautifully presented, two bedroom ground floor retirement apartment located in central Baldock within walking distance to all local amenities, benefitting from a private patio overlooking communal gardens.

- Chain Free
- Two Double Bedrooms
- Ground Floor
- External Patio Overlooking Communal Gardens
- Central Location
- Recently Refitted Kitchen & Wet Room

Entrance Hall

Wall mounted electric heater, 2 storage cupboards and cupboard housing hot water tank, doors to:-

Bedroom One

13' 0" x 9' 8" (3.96m x 2.95m) Wall mounted electric storage heater, window to rear, built in wardrobe.

Bedroom Two

16' 0" x 9' 2" (4.88m x 2.79m) Wall mounted electric heater, window to rear.

Wet Room

WC, wash hand basin, heated towel rail, shower cubicle with seat and screen.

Lounge/Diner

26' 3" x 11' 0" (8.00m x 3.35m) Two wall mounted electric storage heater, electric feature fire place, french doors to external patio, door to:-

Kitchen

6' 5" x 7' 7" (1.96m x 2.31m) Window to rear, range of wall mounted and base level units with work surface over and inset sink with drainer. Space for Fridge/Freezer, integral oven and grill with induction hob over and extractor hood.

External

Private patio over looking attractive communal gardens.



Owners Lounge

This lovely room provides a comfortable place to meet friends, family, and enjoy social activities including twice weekly coffee mornings & games. There is a small kitchen with tea and coffee making facilities together with a fridge and library area.

Estate Manager

A fully trained Estate Manager makes sure that everything runs smoothly and looks after your interests.

Laundry Room

Fully equipped laundry room for residents use.

24 Hour Emergency Control

All main rooms in the apartments are linked to this system, so there is always someone on hand to help if needed.

Gym/Fitness Suite

Fully equipped with fitness equipment and TV.

Agent Notes

125 Years from 1st January 2003 - leaving 102 years remaining.

Council Tax Band D.

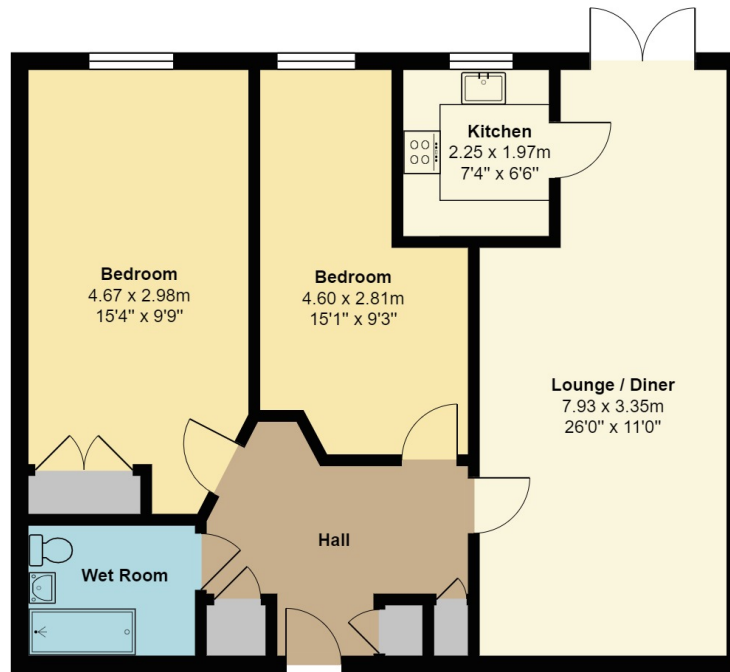
Approximately £3843 Management Fees per annum.

Ground Rent approximately £419.00 per annum.

It is advised that any prospective purchaser has their solicitor confirm the above lease information and service/management fees, prior to exchange of contracts.

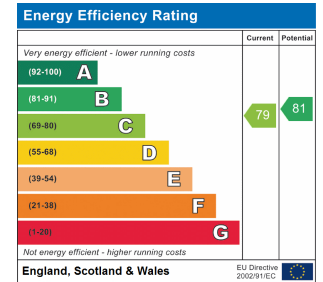


5 Magdalene Court, Baldock



Total Area: 75.2 m² ... 809 ft²

All measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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